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Full Building Survey: Sample Generic Building Survey

Inspected by: Vera Watts

Date of Inspection: 01 February 2017

Date Published: 07 February 2017



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INSPECTION INFORMATION

Condition	Note
Client's Name	Mr & Mrs Hyde-Clark
Client's Address	Temperance House Estate, Tipshall Road, Burnham, Berkshire.
Inspected By	Vera Watts
Date of Inspection	20 January 2017
Approximate Age	1870-1890
Instructions	We are acting upon your confirmed instructions to carry out a Building Survey to establish the structural condition and state of repairs. This report has been prepared in accordance with our terms and conditions.
Occupation	The property was occupied and fully furnished at the time of our inspections. Floor coverings existed throughout the property thus preventing full inspection of the floor surfaces.
Tenure	We understand that the property is being sold Freehold. The property is however let and tenanted although we are not aware of the tenancy agreement that is in existence and your Solicitors should advise as there may be some security of tenure provided to the occupants.
Access	Access was arranged direct through the vendor, Mr Southey.
Accommodation	Upper Ground Floor: Living Room, Snug, Dining Room, Kitchen, Utility Room, Six Bedrooms, 2 en-suite bathrooms, one separate bathroom, cloakroom, gym, swimming pool enclosed with sauna, shower and WC. Lower Ground Floor: Snooker Room with home cinema, garden room four further rooms, cloakroom, hallway. Gardens: Extending to approximately 2½ acres.
Site and Location	The property is situated on an undulating sloping site that slopes away from the main Markham Road.
Flooding	Under normal conditions we do not envisage flooding to occur.

Condition	Note
Directions	All directions and room locations are given as if facing the feature in question unless specifically mentioned otherwise within the body of the report.
Weather at Time of Inspection	On Wednesday the weather was changeable with intermittent rain fall. On Thursday the weather was cloudy mainly sunny with some cloud cover.
Solicitors	We have carried out our inspection on the basis that you are engaging a solicitor and will therefore be advised in respect of any onerous restrictions or liabilities and that boundaries will be established in order that you are aware of your responsibilities in this respect.

AREAS OF OBSERVATION

General Description



Main House
01/02/2017 15:07 (GMT)

Notes:

The house is an architecturally designed building we understand constructed around the early 1870s.

The property consists of the main accommodation being on the upper storey that is of timber framed construction clad externally in timber beneath a flat and gently sloping roof.

The lower ground floor is constructed of cavity brickwork and comprises a snooker and garden room together with office areas for the existing owners.

The property has been extended approximately 17 years ago with the provision of a fitness suite and swimming pool in timber construction. The property is located in matured gardens we understand of around 2½ acres.

The entire property is set within matured grounds mainly laid to lawn with a good sized garaging for around 6 cars, stabling, tennis court and shingle driveway giving access to Markhams Road.

Age

The main house we understand was architecturally designed and constructed in the 1870s.



Later additions have been provided.


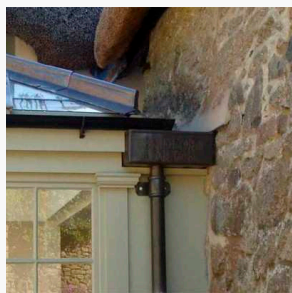

External House

Item	Description
Roof	<p>The main roof of the building is of a somewhat hybrid design and consists of three distinct areas. There are lower felted flat roofs to both the left and right hand side of the main building with a higher raised central area leading into a gentle sloping copper faced vaulted roof.</p> <p>To the left hand side the felted roof has slight falls inwards towards the centre where it extends beneath the raised centre section of roof that is supported on projected columns and small clerestory windows. There are two drainage outlets that require cleaning as a matter of routine maintenance and it is evident that a degree of ponding on the roof does occur due to the partially blocked rainwater outlets. The felted surface itself appears to remain in generally satisfactory order and from a design prospective the upstands beneath the windows are very minimal and it is therefore imperative that the rainwater outlet be kept fully clear and operational otherwise the roof will flood and this would be likely to lead to water ingress internally.</p> <p>Where the central section overhangs the main roof it will also be extremely difficult to access and recover the roof as there is little or no crawling space beneath. The roof is punctuated with a canopied vent probably dating back to the original construction that is located over the kitchen area presumably for the kitchen cooker hood and there is also a vent presumably serving the end of the soil drain run. Immediately to the left of this there is a small bay roof to the area over the kitchen window. This item has an asphalted surface that is beginning to show signs of age with some minor asphalt creeper around the perimeter, minor blistering. This item otherwise remains satisfactory and we would not expect it to be in need of replacement within the next 5 years.</p> <p>The raised section of roof consists of a copper faced felt membrane to the top surface that drains into a felted gutter to the rear and onto the mineral chipping felted roof to the front. Small upstands around the perimeter of the curved and flat roofs are capped with copper sheet. The main curved roof is punctuated in two instances with galvanised steel flues, one of which serves the main gas central heating boiler and the second serving the gas fire within the living room. There is some discolouration of the copper sheeted roof from ferrous oxide run off around these flues.</p> <p>On the rear section of sloping roof there is a small section of torn felt where the copper faced covering is evident revealing the bitumen beneath. It appears that the original copper covering may have been over covered in a copper faced felt as a cheaper alternative to replacement. Apart from some minor defects, however, this remains adequate at present although some minor repairs to the edge detailing and to the small patch on the rear is required. The capping to the ridge of the roof is however beginning to lift and some re-securing of the ridge capping felt is therefore required. A general clean down of the roof should also be undertaken in order to remove bird excrement as this could possibly have an adverse affect on the copper foiled sheet.</p> <p>The copper copings around the perimeter appear generally adequate and securely fastened. There is evidence of bitumen on the coping particularly to the rear where the gutter lining has been relined and the outlets from these gutters require cleaning as they are partially blocked and flooding of the gutters could therefore lead to water ingress internally.</p> <p>A felted patch repair has been carried out at the base of the front section of copper roof where it abuts the bitumen and chipping roof and it is likely that there has been a previous leak in this area and bitumen painted repairs have been carried out around the abutment detail between the two roofs.</p> <p>The felt covered roof discharges into felt lined gutter to the left hand side (when viewed from the front) the outlets to this are blocked and require cleaning. It is apparent that the felt upstands have been recovered and repaired in the past and the chipping covered section of roof is heavily laden with moss that should be cleared. There is some blistering of the upstand felt close to the front rainwater outlet.</p> <p>To the main right hand side section of flat covered roof there is a circular upstand that is positioned over the head of the spiral stairs leading down to the lower ground floor. The copper cladding remains in generally sound condition and there is Perspex sheeted light over the top that lights the stairwell. This cladding requires cleaning but otherwise should retain a good life expectancy.</p>

External House (continued)

Item	Description
Roof (continued)	<p>The felted upstand has been replaced where the flat roof has been recovered in the past. There is an open joint that will allow direct rainwater ingress that requires urgent attention to seal.</p> <p>The felted covering itself shows a large number of blistering defects together with some ponding where the rainwater outlets are partially blocked.</p> <p>A number of the blisters have caused splits along the felted joints in the past and these have been repaired with bitumen. These can only be considered as temporary repairs and further leakage is therefore possible at any time. We suspect that the original roof may have been laid in asphalt and has been over covered in the felted membrane as a cheaper option of previous repair. The blisters that do exist, at a minimum, need to be cut out completely but for the number that do exist and indicate trapped water vapour underneath the felted surface we think it would be prudent to strip up and recover the roof to this side of the building in its entirety.</p> <p>There is a raised ridge that runs from front to rear approximately 5m from the right hand side of the building. There are lighting conductors positioned over the roof surface that follow around the perimeter of the upstands and extend over the copper roofs also.</p> <p>To the extreme right hand side of the building there is a green mineral faced felt over the gym area and then a copper faced felt vaulted roof over the swimming pool enclosure. The green mineral faced felt has been repaired in the past with a painted material around the roof light and the roof light itself has been repaired with mastic around the perimeter of the glazing and undoubtedly has led to water ingress in the past. There is a repaired blister close to the abutment with the swimming pool enclosure roof and the roof area does pond considerably. There are large blisters on the surface and the covering beneath is somewhat springy underfoot and again this calls into question the longevity of this covering.</p> <p>The copper faced felt covering over the swimming pool enclosure also shows a number of defects where the perimeter detailing to the front gutter (towards the garden) has lifted and the gutter itself is blocked and filled with leaves. This requires cleaning out and the felted covering re-securing.</p> <p>There is a slipped length of felt on the rear pitch and also evidence where bitumen repairs have been carried out in the past. There is also a split to one section of felt and a number of minor blisters and the rear gutter requires cleaning to. This felted covering, we believe, also has a limited life expectancy.</p> <p>Overall the felted roof surfaces throughout the main building together with the later additions are in relatively poor condition and it is highly probable that further leakage will occur in the near future. Patch repairs are not, we believe, a viable option over the longer term and we would therefore recommend that the felted areas be stripped off complete and recovered within the next year to 18 months. An opportunity could be taken at this time in order to improve the insulation qualities of the roof should this be necessary and also to improve the rainwater disposal arrangements. Proper detailing is required to remove some of the inherent problems that exist.</p>

External House (continued)

Item	Description
Roof (continued)	 <p>Flat roof ponding 01/02/2017 15:07 (GMT)</p>
Rainwater Goods	<p>The rainwater goods all discharge internally within the building. The outlets at roof level are all in need of cleaning and maintenance and with the small upstands that exists particularly to the glazed areas beneath the central canopy there is likelihood of water ingress around these items where the rainwater outlets are blocked.</p>   <p>Rainwater goods in Conservation Area 01/02/2017 15:07 (GMT)</p> <p>Rainwater goods outlet 01/02/2017 15:07 (GMT)</p>
External Plumbing and Drainage	<p>There is a heavy duty cover just at the bottom of the steps leading down from the utility room, that could not be lifted at the time of our inspection. There is no further evidence of external plumbing and drainage all of which runs within the property.</p> <p>The property is not served with mains drainage but has its own system of treatment which, in part may, precede the current building.</p> <p>The drainage runs to the rear of the swimming pool area where it connects to a septic tank. This could not be closely inspected internally but we are informed by the present owner that the system has an outflow to the land beyond. This could not be verified at the time of survey. There did not, however, appear to be any foul smells to the area and we assume therefore that it operates satisfactorily at present. The chamber should require pumping out from time to time.</p>

External House (continued)

Item	Description
External Wall	<p>The external walls of the property are provided in cavity brickwork to the lower ground floor some of which acts as a retaining structure. There is evidence of a damp proof course on the front elevation that steps up above ground levels where the ground levels are raised and the brickwork, although it has a slightly recessed pointed mortar joint, does remain in satisfactory order.</p> <p>To the right hand side return at the junction with the side extension to the building there is a small section of brickwork beneath the side extension that has sunk leaving open gaps presumably beneath the floor structure to this lightweight extension. As the extension is of such lightweight construction this is not thought to be particularly significant, although we would recommend that the section of brickwork be cut out and a new concrete base provided prior to it being rebuilt. This subsidence has led to cracking through the brickwork midway along the slanted section beneath the window and also on the return junction to the rear part of the gym extension. We suspect that this lightweight construction has been formed on a concreted raft that may have moved due to the close proximity of surrounding trees having an effect upon the ground conditions and some underpinning of this structure would therefore be prudent although further comments are made later in this report.</p> <p>The brickwork plinth extends around the rear of the gym and to the swimming pool enclosure where the ground levels drop towards the rear. The brickwork remains generally sound although due to the positioning of the rainwater gutter outlet on the rear corner the brickwork is heavily stained with algae growth and the rainwater downpipe should be extended to the gully at ground level.</p> <p>The remaining areas of brickwork around the perimeter of the building to the lower ground floor area remain generally satisfactory.</p> <p>The upper part of the building is of timber frame construction with substantial timber beams taking both the upper ground floor and the roof loads. This gives an overhanging detail to the first floor which is cantilevered beyond the line of the brickwork lower ground floor and a similar cantilevered detail to the roof that to some degree has provided some protection against the weathering to the timber clad boarding.</p> <p>To the most part the boarding appears to remain in satisfactory order although does require general cleaning of spider webs. There are however a number of areas of wet rot decay to the timber faced cladding most noticeably on the front corner of the building above the steps to the utility room door, midway over the dining room window and also on the rear elevation on the cladding between the garden room and living room above. A number of timber repairs will therefore be required when the property is next redecorated. This will likely be a feature of the occupation of the property that ongoing timber repairs will be required when cyclical maintenance works are undertaken on a 3 or 5 year basis.</p> <p>Wet rot was also noted to a number of the window frames beneath the decorations and it is evident that past redecorations have masked over the decayed timber as several of these areas have been filled and provided with mastic sealant over to conceal the defects that exist.</p> <p>An opportunity could be taken to carry out a degree of further protection with the replacement of some of the large fully glazed timber items with UPVC similar to that that has already been undertaken to the garden room and this will preclude the need for further timber repairs and regular maintenance.</p> <p>Timber decay was also evident to the beading on the slanting section of glazed window to the gym area and also to the timber cill and frame beneath.</p>




External House (continued)

Item	Description	
External Wall (continued)		<p>Overflow rainwater gutter outlet 01/02/2017 15:07 (GMT)</p>
		<p>Penetrating damp - algae on gutter 01/02/2017 15:07 (GMT)</p>
		<p>Exterior window decay 01/02/2017 15:07 (GMT)</p>
		<p>Wet rot decay in timber frame windows 01/02/2017 15:07 (GMT)</p>
		<p>Timber faced cladding 01/02/2017 15:07 (GMT)</p>
		<p>Cracking damage to brickwork in wall beneath window 01/02/2017 15:07 (GMT)</p>
		<p>Mastic Sealant over rotted frames 01/02/2017 15:07 (GMT)</p>










External House (continued)

Item	Description
<p>Damp Proof Course</p>	<p>There is evidence of a physical damp proof course being used and stepped sections of this can be seen to both the front and side of the building where the ground levels alter. To the most part this appears to be at the correct height above external ground levels and there certainly does not appear to be any evidence of dampness internally in the areas where tested with an electrical damp meter. We therefore assume that the damp proof course is fully effective.</p> <p>The edge of the damp proof membrane beneath the floating slab to the gym extension is visible and we would refer you to our comments made later in this report.</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="331 680 624 969"> </div> <div data-bbox="673 680 962 969"> </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <div data-bbox="319 981 595 1028"> <p>Electrical damp meter on wall 01/02/2017 15:07 (GMT)</p> </div> <div data-bbox="655 981 944 1028"> <p>Damp proof course is showing 01/02/2017 15:07 (GMT)</p> </div> </div>
<p>External Joinery</p>	<p>External joinery is commented upon mainly within the external walls section of the report. As previously mentioned there is a good deal of external joinery to the building that will require regular maintenance. As would be expected there is some deterioration to the timber work in a number of instances and although the decorations appear to remain satisfactory there are areas of isolated timber decay beneath that will warrant some timber repairs being undertaken when external decorations are next carried out.</p> <div style="text-align: center; margin: 10px 0;"> </div> <p>External joinery 01/02/2017 15:07 (GMT)</p>
<p>External Decorations and Paintwork</p>	<p>The decorations to the main house and extension are all of exterior stain to the joinery. For the most part this is in fair condition although it was noted that several areas of decayed timber have been filled with mastic and filler and then decorated rather than being repaired properly.</p> <p>The current decorations will suffice for a further 2 years or so, although depending upon your intentions to deal with the roof repairs and redecorations could be brought forward as part of an overall programme of repair to the external fabric of the building.</p>

External House (continued)

Item	Description
<p>Boundaries and Garden Areas</p>	<p>The paved patio area to the side of the swimming pool has been undermined to the rear corner and there is a large hole underneath the paving and could in time lead to this area breaking away and this area should be stripped out and re-supported in order to provide an effect method of support.</p> <p>There is a lowered light well area to the rear treatment room. This has a drain outlet that needs to be kept clear to prevent water ingress into this treatment room. The paving to the rear of the property is concrete square slabs that remain in generally satisfactory order. There is minor disturbance and cracking to the slabs to the steps leading up towards the swimming pool enclosure that require minor repair.</p> <p>The water feature within the rear patio area was not in operation at the time of our survey.</p> <p>There are three steps leading up to the aluminium French doors to the snug area and various changes in level to the side and rear of the property leading down to the garden. These remain in sound order.</p> <p>To the left of the property the rockery has various ponds and waterfalls which were not in operation at the time of our survey but no doubt this could be re-furbished. Beneath the kitchen window there is a generator the purpose of which we are not clear but this was not specifically tested at the time of our inspection.</p> <p>There are timber steps leading up to the utility room doors which remains satisfactory, although these have been repaired in mastic and there is wet rot decay. Leading up to front entrance of the building there is a matching set of timber threads with smoked glass panels and steps which have been over covered in a non slip linoleum surface. To the right of the entrance there is a split level pond that appears satisfactory although the upper area has a heavy build-up of weed.</p> <p>The garden areas are mainly laid to lawn with mature planting, conifers. To the bottom south east corner of the garden there is a tennis court with a painted macadam surface. This is provided with a fully enclosed net surround and is neatly marked and remains in sound condition. There is a raised paved patio area above this with a small greenhouse that remains satisfactory.</p> <p>The boundaries around the site are a mixture of timber fences (many of which are fairly poor) and hedges of different varieties but which will require maintenance. Your solicitor should advise as to the ownership of the various boundaries so that you are aware of your responsibilities.</p> <div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  <p>Split level pond showing weed build up 01/02/2017 15:07 (GMT)</p> </div> <div style="text-align: center;">  <p>Damaged patio paving 01/02/2017 15:07 (GMT)</p> </div> <div style="text-align: center;">  <p>Non slip linoleum on steps 01/02/2017 15:07 (GMT)</p> </div> </div>

External House (continued)

Item	Description
Boundaries and Garden Areas (continued)	 <p data-bbox="320 775 612 824">Rockery with dormant waterfall 01/02/2017 15:07 (GMT)</p>
	 <p data-bbox="663 775 898 824">Showing lawned garden 01/02/2017 15:07 (GMT)</p>
	 <p data-bbox="1003 775 1238 824">Paved patio 01/02/2017 15:07 (GMT)</p>
	 <p data-bbox="320 1144 560 1193">Timber fencing type 2 01/02/2017 15:07 (GMT)</p>
	 <p data-bbox="663 1144 898 1193">Cracking to slab steps 01/02/2017 15:07 (GMT)</p>
	 <p data-bbox="1003 1144 1238 1193">Lawned garden 2 01/02/2017 15:07 (GMT)</p>
	 <p data-bbox="320 1503 560 1552">Water fountain 01/02/2017 15:07 (GMT)</p>
	 <p data-bbox="663 1503 898 1574">Paved patio with small greenhouse 01/02/2017 15:07 (GMT)</p>
	 <p data-bbox="1003 1503 1302 1574">Tennis court Macadam Surface - enclosed net 01/02/2017 15:07 (GMT)</p>

Internal House

Item	Description
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Ceiling Areas

The ceilings on the upper floor are all of close boarded timber which is either finished in a dark timber stain or painted finish. There is a small area to the corridor to the bedrooms on the west side of the building as there are plastered ceilings with small covings very typical of the age of construction and apart from minor joint line cracking to the board joints the ceilings remain in generally satisfactory order.

On the en-suite bathroom ceiling from the main bedroom there is slight discolouration and drip runs indicating a previous roof leak over the area of the bidet. This coincides with the blistering and repairs carried out to the flat roof finishes.

On the lower ground floor the ceilings are similarly close boarded to the garden room to the rear with inset eyeball lights and the stained boarding remains sound. In the corridor leading back to the snooker room the ceiling is plaster boarded and decorated with matching downlighters which again remain satisfactory.

The snooker room and home cinema area have plaster boarded and plain emulsioned finishes with inset low voltage downlighters.

A number of the board joints are evident and there is minor hairline cracking to the setting coat along the line of the board joints and slightly surprisingly the ceiling has a rather rough finish showing evidence of previous past repairs having been undertaken. The dark decorations do however conceal a majority of the defects that are visible with the uplighters but re-setting of this ceiling would provide a better finish.

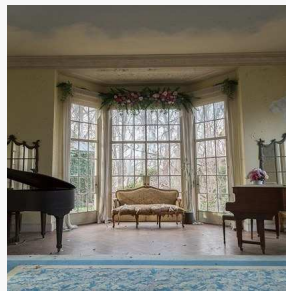
The storage area has a plain plastered and emulsioned finish that shows evidence of dampness to the soffit in front of the window presumably from a past leak and the decorations require making good. Similarly the anti-room close to the spiral staircase has a number of damp stains to the ceiling from previous leaks that require making good decoratively.

The office areas to the west of the building have a mixture of plastered and artexed and plain plastered and emulsioned ceilings again which remain in sound condition. There are areas of marking to the decorations within the rear treatment room and also the office area that we suspect relate to either past leaks to the roof or from plumbing from the bathroom above.

There is an extension to the west of the property forming the fitness suite and indoor pool. The ceiling areas are again all of close boarded timber construction and remain in sound condition throughout.



Snooker room showing inset downlights
01/02/2017 15:07 (GMT)

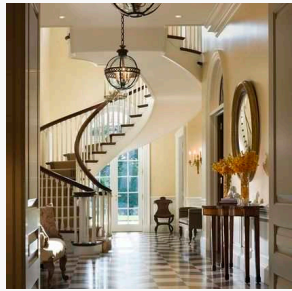




Anti room with ceiling stains
01/02/2017 15:07 (GMT)

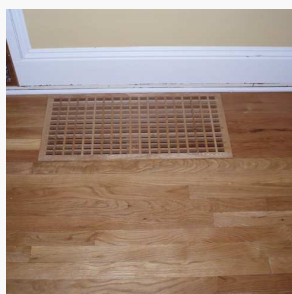

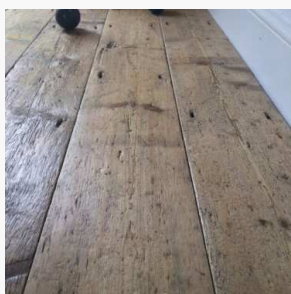
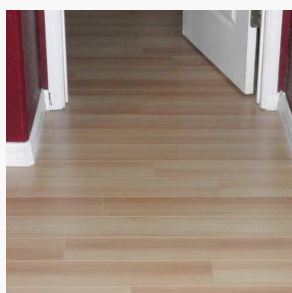


Bathroom ceiling stain
01/02/2017 15:07 (GMT)

Internal House (continued)

Item	Description
<p>Ceiling Areas (continued)</p>	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Spiral staircase next to anti room 01/02/2017 15:07 (GMT)</p> </div> <div style="text-align: center;">  <p>Home cinema 01/02/2017 15:07 (GMT)</p> </div> </div>
<p>Walls and Partitions</p>	<p>The main structure of the building as commented upon on the external report is of a framed construction built over a brickwork base to the lower ground floor with the timber frame construction forming the main body of the house cantilevered over and supported by column construction to the roof and a central brick wall running the width of the property internally. The external walls are therefore mostly of lightweight timber frame construction, lined internally and externally with timber, with large glazed areas on the rear elevation facing south and smaller areas providing daylight into the rooms to the north of the building.</p> <p>The walls and partitions all remain in generally sound condition with only minor hairline cracking at board junctions as would be expected.</p> <p>The main structural beams running through the ceilings do not show any evidence of distress to the areas where they cantilever through the external walls and on the whole the external walls and internal partitions remain in satisfactory order throughout. Hairline cracking was noted in a couple of instances where lightweight partitions meet the solid brick constructions but this is to be expected where different materials meet and these expand and contract independently.</p> <p>On the lower ground floor the main structural brickwork wall with recessed joints extends through the line of the snooker room with solid returns to the corridor area leading to the garden room. Within the garden room itself the walls are of solid construction with substantial timber piers providing support to the main supports to the floor structure to the upper floor. All of these items are decorated and appear to remain in good condition throughout showing no evidence of distress where they pass through the main brickwork structure of the building.</p> <div style="text-align: center;">  </div> <p>Hairline cracks on internal walls 01/02/2017 15:07 (GMT)</p>

Internal House (continued)

Item	Description
Floors	<p>The lower ground floor, as would be expected, is of solid concrete construction with an Amtico boarded finish in the garden room and carpeted floor throughout the snooker and home cinema room. This extends through to the office areas and treatment rooms beyond. The solid floors remain level and sound underfoot and we have no reason to suspect significant defect.</p> <p>The solid floor areas are punctuated with ducts and vents for the warm air heating that exists throughout the property. On the upper floor there is a stripped timber flooring that exists throughout the main hallway and this area is slightly worn but otherwise satisfactory. There is another laminate floor provided throughout the corridor areas to the main bedroom accommodation leading through to the health suite with Amtico tiling provided in the kitchen and utility area and carpeted floor elsewhere.</p> <p>Typical of the timber frame construction the floors are generally slightly soft under foot with very minor deflection in areas where the building has settled slightly over the years with minor deflection within the main structure and there are differing levels provided within the building to make the most of the slightly undulating site.</p> <p>There is one area of springy flooring that requires re-securing immediately in front of the door to the master bedroom en-suite bathroom and this area requires opening up and re-securing as we suspect that the board ends are unsupported.</p> <p>The flooring in the health suite is of solid construction and carpeted with stone flags laid to the corridor area leading the pool. The pool surround is carpeted and in general all the floor areas remain in satisfactory and sound condition.</p> <div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  <p>Duct in flooring .jpg 01/02/2017 15:07 (GMT)</p> </div> <div style="text-align: center;">  <p>Amtico Tiling in Kitchen_Floor.jpg 01/02/2017 15:07 (GMT)</p> </div> <div style="text-align: center;">  <p>Stripped Timber Flooring Main Hallway.png 01/02/2017 15:07 (GMT)</p> </div> </div> <div style="text-align: center; margin-top: 20px;">  <p>Spongy Flooring from Main Bedroom to Ensuite Bathroom .jpg 01/02/2017 15:07 (GMT)</p> </div>

Internal House (continued)

Item	Description
<p>Fireplaces and Chimney Breasts</p>	<p>There is an open area in the snug area leading off the main reception room which is evidently used for solid fuel. This has a brick surround and a quarry tiled hearth and is evidently in regular use. The flue should be swept from time to time as a matter of routine maintenance.</p> <div data-bbox="331 539 624 826" data-label="Image"> </div> <div data-bbox="316 844 616 891" data-label="Caption"> <p>Quarry tile hearth in snug room 01/02/2017 15:07 (GMT)</p> </div>
<p>Internal Joinery</p>	<p>Much of the internal joinery dates back to the original design and construction of the building the exposed timber laminated beams, timber fenestration and wall panelling and the veneered timber ply flush doors. In a vast majority of instances these remain in good working order and sound condition with doors sitting squarely within their frames with the odd item binding slightly when opening and closing. Minor adjustments should therefore suffice.</p> <p>The opening doors to the rear garden room and also on the balcony to the main reception room have been replaced in double glazed aluminium items as has the door to the utility room and these items remain sound.</p> <p>The spiral stairs are slightly springy underfoot, as is common with this type of stair but otherwise remain sound as do the other steps within the property that make up the different levels.</p> <p>There are many areas of built in furniture internally with built in wardrobes and cupboards of differing ages throughout the property some of which may now be consider somewhat dated and no doubt you will have your own thoughts on internal alterations and fittings once you occupy.</p> <p>The property is provided with a variety of moulded section skirtings and in-built door frames all of a plain design reflecting the age and character of the building.</p> <div data-bbox="331 1489 624 1776" data-label="Image"> </div> <div data-bbox="316 1794 560 1843" data-label="Caption"> <p>Moulded section skirtings 01/02/2017 15:07 (GMT)</p> </div> <div data-bbox="673 1489 965 1776" data-label="Image"> </div> <div data-bbox="655 1794 900 1843" data-label="Caption"> <p>Showing wall panelling 01/02/2017 15:07 (GMT)</p> </div> <div data-bbox="1010 1489 1302 1776" data-label="Image"> </div> <div data-bbox="992 1794 1275 1859" data-label="Caption"> <p>Inbuilt furniture and moulded section skirtings 01/02/2017 15:07 (GMT)</p> </div>

Internal House (continued)

Item	Description
Kitchen Fittings	<p>The kitchen is relatively compact considering the size of the house. The kitchen is fitted with a range of matching floor and wall mounted units although there are contrasting frontages to the drawer units against the cabinet units.</p> <p>The kitchen is provided with both granite and Formica work tops with a built in timber chopping board. There is a granite topped island unit housing both a gas and ceramic hob with a lowered glass breakfast bar provided on chrome legs. Space is provided for an American style fridge freezer and the kitchen is appointed with ducted hood over the cooker, built in oven and microwave, double drainer sink unit and a separate wine fridge.</p> <p>Although compact the area does work well with adequate storage.</p> <p>Leading from the kitchen there is a built in utility room with matching style built in units with a single bowl sink and washing machine and dryer. This in an area where alterations can be made if required to open up the kitchen area into the utility.</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="331 891 625 1182"> </div> <div data-bbox="676 891 970 1182"> </div> <div data-bbox="1015 891 1308 1182"> </div> </div>

American style fridge-freezer
01/02/2017 15:07 (GMT)

Centre island with hob and
extractor
01/02/2017 15:07 (GMT)

Kitchen island with granite top
and gas cooker
01/02/2017 15:07 (GMT)

Internal House (continued)

Item	Description
<p>Sanitary Fittings</p>	<p>Many of the sanitary fittings are generally dated although remain serviceable. This is an area where you may wish to undertake alterations to suit your own tastes.</p> <p>There is a cloakroom provided on the upper floor with a recessed sink unit and concealed cistern. There is a Formica work surface around the units which is beginning to delaminate slightly around the cistern but otherwise remains in satisfactory order. There is a matching style en-suite bathroom to the main bedroom with low level WC suite, bidet, single wash hand basin within a Formica worktop and a Jacuzzi style bath. The fittings themselves are somewhat dated and this is an area where improvements could be made.</p> <p>There is a separate shower unit also provided within the bathroom with fixed head and side jets as well as a hand held unit within a fully tiled enclosure and concertina sliding door which again remains satisfactory.</p> <p>There is a second en-suite bathroom to the front of the property again with matching Formica surrounds to the bath and wash hand basin with an inset acrylic bath. Again there is slight delamination around the edge of the bath itself. This bathroom has an inset WC and bidet. The WC itself has a crack to the rear and ideally requires replacement. The items otherwise remain in serviceable condition. All of the taps and surrounds to this bathroom are again rather dated. There is a third bathroom that is again rather dated with timber panelled walls and an oak face melamine surround to the wash hand basin. This area has a similar matching WC suite and bidet and a circular bath within a tiled upstand with fixed protruding shower head over. Again this item is very dated and certainly the bathroom accommodation are areas where improvements could be made.</p> <p>Within the health suite there is a WC and shower room fitted. The shower enclosure is rather untidy and the mastic joint around the frame and tile enclosure to the shower tray is untidy and again this area would benefit from stripping out and refitting. There is a separate sauna unit that was not specifically tested at the time of our inspection.</p> <p>On the lower ground floor there is a separate WC unit with a close coupled WC and wall mounted wash hand basin. Again the items are somewhat dated but serve adequately.</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="331 1339 624 1630"> </div> <div data-bbox="673 1339 965 1630"> </div> <div data-bbox="1015 1339 1307 1630"> </div> </div>
<p>Timber Decay and Infestation</p>	<p>During the time of our survey we did not locate any evidence of significant timber infestation or decay other than minor areas of wet rot noted externally. Internally the timber structure remains sound with the main timber laminate beams remaining in good order. The timber panelling similarly remains in sound condition throughout with no evidence of significant deterioration or decay.</p> <p>We would, however, say that the flat roofs have been subject to a number of leaks over the years and water ingress into the fabric of the building can lead to decay in areas that at present are concealed.</p>

Internal House (continued)

Item	Description
Dampness	<p>Tests were made with a Protimeter electrical damp meter at random intervals around the external walls and on the lower ground floor.</p> <p>No significant readings were found in any areas and the damp proof course and membranes are therefore thought to be in sound condition throughout. Tests made on the sections of retaining structure within the lower garden room and office areas were also found to be satisfactory and there is no evidence of any significant dampness within the property in the areas tested.</p> <div data-bbox="331 651 628 947" data-label="Image"> </div> <p data-bbox="320 958 576 1025">Protimeter -Electrical damp meter 01/02/2017 15:07 (GMT)</p>
Means of Escape in Case of Fire	<p>Fire is always a danger but we see no extra ordinary risk in this respect. Much of the property accommodation is at relatively low level and therefore escape could be gained from the various windows and doors but it would be prudent to provide a mains operated smoke detection system throughout the building.</p>

Internal House Services

Notes:

Our inspection of the services was limited to those areas which were visible. No comment can be made as to the soundness of any pipe work, wires or fittings which were not visible and you must accept the risk of defects in such hidden areas.

Item	Description
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Electrical Installation

The incoming electrical main is located in the hallway in the lower ground floor adjacent to the office areas.

There is a substantial dated consumer unit that probably dates back to the time of the original construction with separate re-wireable fuse board. The property is wired in PVC sheathed cable to 3 No. 12 way fuse boards with separate master fuse to the generator and a re-wireable six way fuse board adjacent. There is substantial earth bonding wire at low level on the rising head and the meter can be viewed through the external wall at low level adjacent to the door.

The electrical single phase head extends into the property through the front far west office area and undoubtedly the majority of the installation is now somewhat dated.

Internally the property has a variety of internal fittings of various dates with dated inset spot lights, more modern low voltage spot lights, fluorescent fittings and on the whole the fittings where inspected remained in working order. There is a variety of switches, some of which are very dated back to the time of the original construction and others which are of more modern origin.

Modern chrome socket outlets and switches are utilised in the kitchen and installation is thought to suffice adequately. Within the health suite and swimming pool area the area is provided with its own sub-supply and fuse board installed around 17 years ago when the structure was constructed. Again the installations are somewhat dated from current modern day fittings but serve adequately throughout.

It is unlikely that the property meets current IEE electrical regulations and should you undertake any alterations then a fully qualified electrical contractor should be used.

The installation as a whole is now dated and mostly of an age where rewiring should be given consideration particularly if any significant works are proposed such as to the kitchen and bathroom. The property is also provided with a centralised vacuum cleaner system with the electric motor being located adjacent to the boiler. Again this system was not specifically tested by the installation we suspect was a later addition to the original house.

The property has a burglar alarm system that is now very dated and is not in proper use. The installation should be replaced with a modern system.





Electricity meter and fuse boxes
01/02/2017 15:07 (GMT)



Alarm system
01/02/2017 15:07 (GMT)

Internal House Services (continued)

Item	Description
<p>Gas Installation</p>	<p>Mains gas is provided to the property with the meter being housed externally to the top of the driveway.</p> <p>The installation extends internally to the kitchen hob, gas warm air boiler and water heater as well as to the gas boiler serving the swimming pool area. No specific tests were undertaken but we have no reason to suspect particular defect.</p>  <p>Gas meter – housed outside 01/02/2017 15:07 (GMT)</p>
<p>Water and Plumbing Installation</p>	<p>Mains cold water is provided to the property with there being a stopcock located externally we understand close to the garage block. A “T” stopcock is provided for this and full details should be sought from the existing owners before occupation.</p> <p>We are not aware of internal stopcocks so enquiries should be made of the existing owners. If none exist then we recommend one be fitted so that the supply can be adequately isolated.</p> <p>The property is plumbed in copper pipework which extends to the various fittings throughout with waste pipework being provided in PVC. Some re–running of the waste pipework may be required if the existing bathrooms are refitted and it should be noted that the existing installations are now somewhat dated and the possibility of defects is therefore increased. The leak to the ceiling between the office areas we understand is due to a plumbing leak but this is certainly not current at present.</p> <p>There is a storage tank located within a high level cupboard in the living room. This item remains adequate at present but if extensive works to the bathrooms are carried out this item could be replaced or made redundant.</p>  <p>Water storage tank in high level cupboard in living area 01/02/2017 15:07 (GMT)</p>

Internal House Services (continued)

Item	Description
Hot Water and Central Heating Installation	<p>The heart of the hot water and central heating system is the Lennox Gas Fired warm air boiler located off the snooker room. This we understand was installed some years ago although is serviced regularly by L.T. Warm Air Heating Services with the last service having been undertaken on the 29th January 2016. Annual servicing should be maintained in order to maintain the system in sound working order. The installation relies on warm air being circulated around internal ducting within the floors and ceilings and venting into the rooms at various locations. Warm air heating is not currently "in vogue" but was popular in the 1970s and one advantage that it does give is that it is fairly instantaneous in providing warm air throughout the property. We understand the system is also connected to a cooling system but this was not specifically tested at the time of our inspection.</p> <p>A condenser unit is located externally outside the dining room. The installation extends to the majority of areas with the exception of the office areas that rely only on free standing oil filled electric heaters. This is not ideal but serves adequately at present.</p> <p>The gas supply extends to the Worcester Bosch Green Star boiler serving the swimming pool and Jacuzzi complex. This area has its own sub-supply and is housed within a cupboard off the swimming pool enclosure. This area also encloses the filtration plant to the swimming pool a Jacuzzi that relies on a zoned valve such that the Jacuzzi is filtered and drained through the main swimming pool filtration system rather than its own individual system. This is thought to be much more efficient than having it on a separate system.</p> <div data-bbox="331 1010 624 1301"> </div> <p data-bbox="319 1317 558 1370">Fire warmed air warmer 01/02/2017 15:07 (GMT)</p>

Garages



Double Garages.jpg
01/02/2017 15:07 (GMT)

Notes:

There are two wide double garages provided off the driveway giving ample space for parking for at least six cars, although the garages are double length so more could be incorporated.

The garages have an asphalted flat and gently sloping roof and it appears that part of the original garages have been incorporated within the construction. The asphalt roof has been repaired in the past with a number of felted patch repairs and bitumen painted on repairs and remains generally serviceable. It requires general sweeping of pine needles and leaves from the adjacent trees from time to time in order to maintain free drainage and the asphalted covering with some minor repairs should suffice for a number of years yet.

There are some painted on repairs adjacent to the small front upstand as well as a blocked outlet to the roof that requires cleaning. The gutter to the right hand side requires cleaning of leaves but otherwise the roof remains serviceable. The timber clad fascia to the front of the building remains serviceable and the brickwork remains in satisfactory order. It is evident to the right hand side of the building that the garaging is formed in differing ages of construction with there being a fairly piecemeal arrangement along the right hand side of old brickwork that has been repaired, flint faced panelling and also newer brickwork that is wrapped around the front of the building to match that used on the main house.

The back of the first garage is mainly constructed in rubble flint work with supporting brick piers and the garage further from the house is a later addition probably at the time when the main property was constructed.

We believe that there may have been an intention to construct a third garage as a brick pier to the left hand side of the garages exists.

Internally within the left hand garage the ceiling soffit is boarded in a painted board that is damaged in a small number of areas and from the date of construction could well be asbestos based. Some of this boarding should be sent away for analysis and if found to be asbestos then ideally the boarding should be either encapsulated to prevent the loss of any free fibres or removed completely under controlled conditions.

The surrounding walls to this garage are mainly in concrete blockwork that is painted and remains satisfactory.

The external wall to the original garage remains and this shows evidence of some cracking defects with stepped cracking on the wall to the right hand side of the garage adjacent to the front pier most likely as a result of some sub-structure movement possibly at the time when the heavy brick pier to the front was installed. There is a further lesser crack approximately halfway along the garage that again is thought to be due to slight foundation movement.

There are differing materials used on this wall which concurs with our view that the garages were extensively extended at the time when the additional garage was provided.

The floor to the garage is provided in relatively smooth concrete and general cleaning only is required.

The right hand side garage has been sub-divided internally with a blockwork wall forming a workshop area to the rear. The rear wall and right hand side walls have been lined in concrete blocks with there being stepped cracking to the rear corner on the rear wall again indicating some sub-structure movement. We believe that this is the extent of the original section of garage that may well have been two small single garages prior to having been extended in the 1970s.

The front section of the garage again has differential movement on the flank pier where it abuts the front section of the original garage and some minor hairline cracking on the junctions of the brick and blockwork where the differing materials are jointed. There is an open (5mm) crack on the abutment with the front right hand side most pier but otherwise the garage area serves usefully. There is a concrete floor that remains in satisfactory order and again similar comments apply to the boarded ceiling. There is a substantial steel positioned across the centre of the front most garage that runs full width. This item is laid on its side and we presume that it was provided as some method for providing fixing for lifting equipment in the past. There is matching stepped cracking to the left hand side wall at the junction with the adjacent garage that corresponds with the cracking noted on the other side.

The garage areas are provided with their own electrical supply and fuse board. The installation is now somewhat dated and probably dates back to the time when the garages were built. Fluorescent lighting is provided. The installation does therefore require renewal.

Conclusions and Recommendations

Notes:

The plot is of a substantial size and the design of "Littlewoods" makes the most of the views over the rear garden. The gardens, however, will require quite some considerable maintenance and there will obviously be the costs associated with this to be borne in mind.

The property itself is now in need of a good deal of updating. The main flat roof areas to the property are in relatively poor condition and we feel have reached the end of their economic life expectancy. Patch repairs could be undertaken in the immediate short term but we believe that the time has come that the roof areas require stripping off and recovering in order to achieve a long, relatively maintenance free, life expectancy. The cost of this work would be relatively substantial as the areas are fairly large but to some degree this will depend upon the specification of works and products chosen. It is now possible to achieve long life expectancy with flat felted roof surfaces and in this instance we would recommend the use of approved roofing contractors to achieve an insurance backed long term guarantee that could be as much as 20 years.

Maintenance and clearing of gutters and rainwater outlets will of course be necessary on a regular basis over this time.

Minor timber repairs are required to the external wall cladding around the building and it would be prudent to undertake these whilst scaffold access to the main roof is provided.

This would therefore also include the use of external decorations and these should be carried out on a planned maintenance basis. It is likely that further timber repairs over the coming years will be required but this is to be expected in a property of this design and type.

The area of damaged brickwork to the front of the gym does require repair and possibly some structural concreting repairs to be incorporated but as this is a very lightweight structure we do not envisage there being significant costs in undertaking this work.

Internally the property is dated both in terms of design and also fittings. Being of a framed structure the internal alterations should be relatively easy to achieve providing the main columns, beams and central brick wall are maintained. Alterations could therefore include the remodelling of the bedroom areas as in some instances these are relatively small.

The bathrooms, cloakroom and kitchen would all benefit from refitting to suit your own tastes and also that the bathroom fittings particularly are very dated and the costs of such works are very much dependant upon the choice of fittings and finishes that you require.

The electrical installation within the property varies considerably in age but sections of it are dated and therefore we feel have reached the end of their economic life expectancy. Certainly if you are planning significant works in refitting the



kitchens and bathrooms then it would seem a prudent time to undertake a re-wire of the property to meet current day standards.

There are similarly a number of short comings in the extent of the heating installation, although that which was in operation appeared to be working satisfactorily at present. The warm air installation has both advantages and disadvantage in use and at present serves adequately.

Despite the items of repairs and upgrading required "Littlewoods" is still an attractive Architect designed property that could be greatly enhanced with a degree of repair and modernisation. The cost of these works will vary greatly depending upon the choice of materials and specification employed but from a repairs aspect the cost of the most essential items of repair we believe are likely to be in the region of £200,000.00 to £220,000.00.